

PLANNING COMMISSION AGENDA
COUNCIL CHAMBERS · 495 SOUTH MAIN STREET · PHONE 229-6011
CITY OF LAS VEGAS INTERNET ADDRESS: www.lasvegasnevada.gov

LAS VEGAS CITY COUNCIL

Mayor Carolyn G. Goodman, (At-Large)
Mayor Pro-Tem Lois Tarkanian, (Ward 1)
Councilman Stavros S. Anthony, (Ward 4)
Councilman Bob Coffin, (Ward 3)
Councilman Steven G. Seroka, (Ward 2)
Councilwoman Michele Fiore, (Ward 6)
Councilman Cedric Crear (Ward 5)
City Manager Scott D. Adams

COMMISSIONERS

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Trinity Haven Schlottman
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Facilities are provided throughout City Hall for convenience of persons with disabilities. For meetings held in the Council Chambers, sound equipment is available for persons with hearing impairments. Reasonable efforts will be made to assist and accommodate persons with disabilities or impairments. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at 702-229-6301 and advise of your need at least 48 hours in advance of the meeting. Dial 7-1-1 for Relay Nevada.

October 23, 2018
6:00 PM

ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON. TWO OR MORE AGENDA ITEMS FOR CONSIDERATION MAY BE COMBINED; AND ANY ITEM ON THE AGENDA MAY BE REMOVED OR RELATED DISCUSSION MAY BE DELAYED AT ANY TIME. BACKUP MATERIAL FOR THIS AGENDA MAY BE OBTAINED FROM MILAGROS ESCUIN, DEPARTMENT OF PLANNING, 333 NORTH RANCHO DRIVE, 3RD FLOOR, (702)-229-6301 OR ON THE CITY'S WEBPAGE AT www.lasvegasnevada.gov.

THESE PROCEEDINGS ARE BEING VIDEO RECORDED AS WELL AS PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. PLEASE NOTE CUSTOMERS OF CENTURYLINK AND COX COMMUNICATIONS CAN VIEW THIS PROGRAM IN HIGH DEFINITION ON CHANNEL 1002. YOU CAN ALSO WATCH THIS MEETING LIVE ON APPLE TV, ROKU AND AMAZON FIRE TV ON THE GO-VEGAS APP. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING CAN BE VIEWED ON THE INTERNET AT WWW.KCLV.TV/LIVE. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV AND THE WEB THE SATURDAY OF THE MEETING AT 10:00 AM, MONDAY AT MIDNIGHT AND THE FOLLOWING TUESDAY AT 6:00 PM.

NOTICE: This meeting has been properly noticed and posted at the following locations:

City Hall, 495 South Main Street, 1st Floor
Clark County Government Center, 500 South Grand Central Parkway
Grant Sawyer Building, 555 East Washington Avenue
City of Las Vegas Development Services Center, 333 North Rancho Drive

ACTIONS: ALL ACTIONS EXCEPT GENERAL PLAN AMENDMENTS, REZONINGS AND RELATED CASES THERETO ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN TEN DAYS AND PAYMENT OF THOSE COSTS SHALL BE MADE UPON FILING OF

THE APPLICATION.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION AND AGREED TO BY THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's condition, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

BUSINESS ITEMS:

1. [CALL TO ORDER](#)
2. [ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW](#)
3. [ROLL CALL](#)
4. [PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS ON THE AGENDA FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED](#)
5. [FOR POSSIBLE ACTION - Any Items from the Planning Commission, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time.](#)

CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

6. **EOT-74275 - EXTENSION OF TIME - VARIANCE - APPLICANT/OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC.** - For possible action on a request for an Extension of Time of an approved Variance (VAR-55721) TO ALLOW 119 PARKING SPACES WHERE 338 SPACES ARE REQUIRED on a portion of 4.99 acres generally located at the southwest corner of Cliff Shadows Parkway and Clark County 215 (APN 137-12-401-011), PD (Planned Development) Zone, Ward 4 (Anthony) [PRJ-74051]. Staff recommends APPROVAL.
7. **EOT-74276 - EXTENSION OF TIME RELATED TO EOT-74275 - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: INTERNATIONAL CHURCH OF LAS VEGAS - OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC., ET AL** - For possible action on a request for an Extension of Time of an approved Site Development Plan Review (SDR-55723) FOR A PROPOSED TWO-STORY, 35-FOOT TALL, 66,192 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP AND SCHOOL WITH WAIVERS OF THE LONE MOUNTAIN WEST WALL AND LANDSCAPE STANDARDS TO ALLOW RETAINING WALLS UP TO 16 FEET IN HEIGHT WHERE THREE-FOOT, SIX-INCH WALLS ARE REQUIRED AND ZERO-FOOT LANDSCAPE BUFFERS ALONG PORTIONS OF THE NORTH, SOUTH, EAST AND WEST PROPERTY LINES WHERE SEVEN FEET IS REQUIRED on a portion of 9.12 acres at the southwest corner of Cliff Shadows Parkway and Clark County 215 (portions of APNs 137-12-401-001, 137-12-401-011 and 040; and 137-12-410-003), PD (Planned Development) and C-V (Civic) Zones, Ward 4 (Anthony) [PRJ-74051]. Staff recommends APPROVAL.

ONE MOTION - ONE VOTE

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE NON-PUBLIC AND PUBLIC HEARING ITEMS. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARINGS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION OR A MEMBER OF THE PUBLIC OR A MEMBER OF THE PLANNING COMMISSION NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF, SHOULD REQUEST TO HAVE THAT ITEM REMOVED FROM THIS PART OF THE AGENDA.

8. **SUP-74245 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DTM ON FREMONT, LLC - OWNER: FAEC HOLDINGS WIRRULLA, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,024 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH A 150 SQUARE-FOOT OUTDOOR PATIO at 450 Fremont Street, Suite #167 (APN 139-34-513-002), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-74178]. Staff recommends APPROVAL.
9. **SUP-74291 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JOE CAIN - OWNER: GREAT WASH PARK, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,832 SQUARE-FOOT RESTAURANT WITH SERVICE BAR USE WITH 1,141 SQUARE FEET OF OUTDOOR SEATING AREA at 410 South Rampart Boulevard, Suite #120 (APN 138-32-615-001), C-2 (General Commercial) Zone, Ward 2 (Seroka) [PRJ-74195]. Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

10. **ABEYANCE - RENOTIFICATION - SUP-73907 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FREDDY HWANG - OWNER: TAG CENTENNIAL, LLC, ET AL** - For possible action on a request for a Special Use Permit FOR A PROPOSED 5,030 SQUARE-FOOT RESTAURANT WITH ALCOHOL USE WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A CHILD CARE FACILITY WHERE 400 FEET IS REQUIRED at 5760 Centennial Center Boulevard, Suite #110 (APN 125-27-411-007), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-73730]. Staff recommends APPROVAL.
11. **VAR-73692 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: IVETTE MARIA FIGUEREDO-CAMPOS** - For possible action on a request for a Variance TO ALLOW A 12-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED FOR AN EXISTING SINGLE FAMILY DWELLING ADDITION [PATIO CONVERSION] on 0.17 acres at 100 Windsong Street (APN 138-34-113-021), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-69026]. Staff recommends DENIAL.

12. [**VAR-74338 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: TP1000, LLC** - For possible action on a request for a Variance TO ALLOW A PROPOSED 40-FOOT LOT WIDTH WHERE 100 FEET IS REQUIRED IN THE U \(UNDEVELOPED\) ZONING DISTRICT on a portion of 5.00 acres at the southwest corner of Elkhorn Road and Eula Street \(APN 125-19-101-002\), U \(Undeveloped\) Zone \[RNP \(Rural Neighborhood Preservation\) General Plan Designation\], Ward 6 \(Fiore\) \[PRJ-74288\]. Staff recommends DENIAL.](#)
13. [**SUP-74225 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NUCLEUS INVESTMENTS, INC.** - For possible action on a request for a Special Use Permit FOR A PROPOSED 4,442 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE WITH A WAIVER TO ALLOW A 260-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 1600 North Martin Luther King Boulevard \(APN 139-21-804-006\), C-1 \(Limited Commercial\) Zone, Ward 5 \(Crear\) \[PRJ-74169\]. Staff recommends APPROVAL.](#)
14. [**SUP-74259 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CFME, LLC - OWNER: PAUL C. GALLO TRUST, ET AL** - For possible action on a request for a Special Use Permit FOR AN EXISTING 6,897 SQUARE-FOOT HEALTH CLUB USE at 2411 Tech Center Court, Suite #101 \(APN 138-15-410-014\), C-PB \(Planned Business Park\) Zone, Ward 1 \(Tarkanian\) \[PRJ-74191\]. Staff recommends APPROVAL.](#)
15. [**SUP-74319 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JOHN CLEMENT - OWNER: DURANGO SNS, LLC AND DURANGO JOY, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,400 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE at 8053 North Durango Drive, Suite #160 \(APN 125-08-817-002\), C-1 \(Limited Commercial\) Zone, Ward 6 \(Fiore\) \[PRJ-74220\]. Staff recommends APPROVAL.](#)
16. [**SUP-74295 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NULEAF CLV DISPENSARY, LLC - OWNER: HERD PROPERTIES, LLC, S LAS VEGAS BOULEVARD SERIES** - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,272 SQUARE-FOOT MARIJUANA DISPENSARY USE at 1600 South Las Vegas Boulevard, Suite #150 \(APN 162-03-210-058\), C-2 \(General Commercial\) Zone, Ward 3 \(Coffin\) \[PRJ-74197\]. Staff recommends APPROVAL.](#)
17. [**SUP-74127 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GORDON FAMILY TRUST** - For possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE at 5400 Irish Spring Street \(APN 125-33-114-016\), R-1 \(Single Family Residential\) Zone, Ward 4 \(Anthony\) \[PRJ-74071\]. Staff recommends APPROVAL.](#)
18. [**SUP-74208 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: HEATHER ESCUIN** - For possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE at 1901 East St. Louis Avenue \(APN 162-02-714-025\), R-1 \(Single Family Residential\) Zone, Ward 3 \(Coffin\) \[PRJ-74112\]. Staff recommends APPROVAL.](#)
19. [**SUP-74215 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: FENGYING LI AND HUIFANG LI** - For possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE at 3909 San Bernardino Avenue \(APN 162-07-514-017\), R-1 \(Single Family Residential\) Zone, Ward 1 \(Tarkanian\) \[PRJ-73928\]. Staff recommends APPROVAL.](#)
20. [**SUP-74274 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: MINGKANG LIU** - For possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE at 5436 Doe Avenue \(APN 163-01-610-051\), R-1 \(Single Family Residential\) Zone, Ward 1 \(Tarkanian\) \[PRJ-74205\]. Staff recommends APPROVAL.](#)
21. [**SUP-74277 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: FRANCISCO A GARCIA** - For possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE at 3340 Ascona Court \(APN 138-08-414-046\), R-CL \(Single Family Compact-Lot\) Zone, Ward 4 \(Anthony\) \[PRJ-74179\]. Staff recommends APPROVAL.](#)
22. [**SUP-74281 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NEGEST TSEGAYE** - For possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE WITH A WAIVER TO ALLOW A 374-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 660 FEET IS REQUIRED at 1807 South 8th Street \(APN 162-03-711-002\), R-1 \(Single Family Residential\) Zone, Ward 3 \(Coffin\) \[PRJ-74212\]. Staff recommends DENIAL.](#)

23. **SUP-74282 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ILONA VONGUE - OWNER: LPP LAS VEGAS LIMITED CO** - For possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE WITH A WAIVER TO ALLOW A 617-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 660 FEET IS REQUIRED at 2200 Nordica Court (APN 163-04-810-006), R-E (Residential Estates) Zone, Ward 1 (Tarkanian) [PRJ-74196]. Staff recommends DENIAL.

DIRECTOR'S BUSINESS:

24. **TXT-74695 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action on a request to amend LVMC Title 19 Appendix F Interim Downtown Las Vegas Development Standards to remove and replace references to the Las Vegas Medical District Plan with references to Title 19.09 Form-Based Code, amend the DTLV-O Areas maps, and to provide for other related matters. Staff recommends APPROVAL.

CITIZENS PARTICIPATION:

25. CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION. NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED